

# \$265,000 - 308, 5115 Richard Road Sw, Calgary

MLS® #A2236800

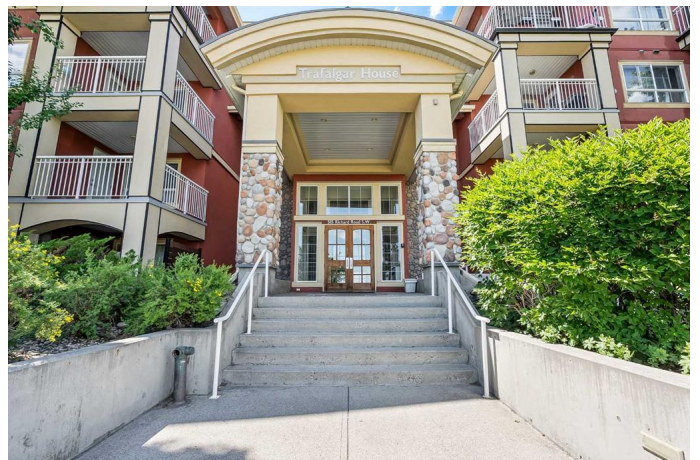
**\$265,000**

1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Located just a short walk from Mount Royal University, this bright and well-cared-for one-bedroom condo is a smart find for students, first-time buyers, or savvy investors. Designed for both comfort and practicality, the open layout is full of natural light and features a welcoming living area with a cozy gas fireplace - perfect for quiet evenings or casual hangouts. The kitchen offers clean lines, plenty of prep space, and everything you need to whip up weeknight dinners or weekend brunches. Off the front entry, you'll find a separate den that can be used as a study nook or extra storage—whatever suits your lifestyle. The generous bedroom includes a walk-through closet that connects to a full four-piece bathroom, and in-suite laundry keeps things convenient day to day. Step outside onto your private balcony to enjoy your morning coffee or unwind at the end of the day. You™ll also appreciate the added value of a titled underground parking stall, separate storage locker, and access to building amenities like a fitness centre, party room, car wash bay, and visitor parking. Pet-friendly (with board approval), this home offers low-maintenance condo living in a location that™s hard to beat. Lincoln Park continues to be a favourite for students and young professionals thanks to its close proximity to campus, transit, major roadways, parks, and all the local spots for coffee, dining, and essentials. Whether you're just getting started or adding to your investment portfolio,



this move-in-ready condo offers flexibility, functionality, and a great foothold in a well-connected neighbourhood.

Built in 2002

### **Essential Information**

MLS® #	A2236800
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	308, 5115 Richard Road Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Car Wash
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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